



- Two reception rooms
- Kitchen
- Sun room
- Two double bedrooms
- Upstairs bathroom
- Landscaped garden
- Gas central heating

20 Albert Road, Hanham, Bristol, South Gloucestershire, BS15 3QX
£330,000 Freehold

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Hallway

Living Room

Dining Room

Kitchen

Sun Room

Landing

Bedroom

Bedroom

Bathroom

9'11" x 11'6" (3.59m x 3.53m)

11'9" x 12'2" (3.79m x 3.72m)

12'5" x 7'4" (4.17m x 2.26m)

13'8" x 6'9" (2.32m x 2.07m)

7'7" x 9'11" (4.71m x 3.58m)

15'5" x 12'3" (3.74m x 2.262m)

12'3" x 7'10" (3.04m x 2.39m)

9'11" x 7'10" (3.04m x 2.39m)

Approximate total area

927 ft²

86 m²

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



PROPERTY TYPE House - Terraced

BEDROOMS 2

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B



Beautifully presented home with generous living spaces and well landscaped garden.

The ground floor features an entrance hallway, two spacious reception rooms alongside a modern fitted kitchen, and bright sunroom to the rear.

Across the upstairs the property boasts two double bedrooms, and modern bathroom.

Externally, the property benefits from a well landscaped garden, with use of a shed.

Conveniently located next to local amenities with excellent bus links into the city centre, this fantastic home is not to be missed, early viewings are recommended.



the location

Set in a vibrant, family friendly pocket of Hanham the street sits just off Hanham High Street, granting residents immediate, walkable access to a diverse mix of local shops, cafes, traditional pubs, and daily amenities. Highly regarded for its community feel, the area is well served by excellent local schooling options and offers straightforward transport connections directly into Bristol city centre.

what the owners will miss

"The friendly local high street, with it's independent shops and bustling pub, and the access to lovely green spaces and countryside."

just a thought...

With the property being in such great condition, this could be the ideal first home for someone, or even someone looking to downsize.